



Chudleigh Post Office

Ref: 3217124

64 Fore Street Chudleigh, Newton Abbott, TQ13 0HT

Freehold: OIXO £500,000

Main High Street Location

Freehold five storey period building

Four bedroom accommodation

Gardens, parking and two garages

10 Outreach Post Offices

Basement storage & games room. EPC Rating - C



A five storey regency townhouse incorporating the areas main post office supplemented by cards, gifts and stationary. Positioned on the town high street amongst other retail stores the is ample on street parking nearby and the town car park a short distance along Fore Street.

Location

Chudleigh is a beautiful Devon town situated just off the A38 between Exeter and Plymouth, on route for many heading towards Devon's coastline. The period high street draws shoppers from the surrounding villages. This captivating and charming town has a vast history dating back over thousands of years. Today the town of Chudleigh is thriving and is an ideal base if you want to explore the region of South Devon.

Internal Details

A well presented property from top to bottom. The shop and post office has one fortress counter and one point of sale, both of which accept shop sales. There is a central display surrounded by further adjustable displays on four sides. The owners accommodation incorporates the three floors above with internal and separate external entrance, four bedrooms, living room and kitchen dining room, with the lower floor currently used as a games room. There is also parking and two garages.



Ground Floor

The shop and post office has a main door to the right and large bay window for display and advertising. On entering the store you are surrounded by a wealth of products for gifts, huge choice of cards and celebratory paraphernalia plus stationary. There is a central display table and adjustable display shelving on four sides. Point of sale counter and post office fortress counter for serving customers.

Other Floors

Accommodation is on the upper three floors and can be accessed both from the store and via an external entrance. The home is well presented throughout and offers far reaching views to the rear. The first floor comprises a spacious living room with bay window, modern kitchen dining room with views plus cloakroom. Two double bedrooms, large single bedroom and shower room feature on the second floor, with a large master bedroom and open plan en-suite on the third floor. Below the shop are two large storerooms with one currently being utilised as a games room.

External Details

The period property is spread over five floors with bay windows to both the ground and first. There are two garages, off street parking and storage rooms accessed via the left side of the building. There is also a lawned rear garden with view.

Fixtures & Fittings

We have been advised that all shop fixtures and fittings are included in the sale.

Staff

The store is owner operated with three part time staff.



Owner's Accommodation

Accommodation is on the upper three floors and can be accessed both from the store and via an external entrance. The home is well presented throughout and offers far reaching views to the rear. The first floor comprises a spacious living room with bay window, modern kitchen dining room with views plus cloakroom. Three bedrooms and shower room feature on the second floor, with a large master bedroom and open plan en-suite on the third floor. Below the shop are two large storerooms with one currently being utilised as a games room.

Tenure

Freehold

Business Rates

The rateable value is £5,900. The property presently benefits from 100% rate relief for business rates under the Small Business Rates Relief Scheme.



The Opportunity

A fabulous opportunity for someone looking for both a well established business and great accommodation. Situated in South Devon the home offers an amazing lifestyle surrounded by Devon countryside and easy access to coastline. With post office, store and ten outreach locations generating a solid income.

Trading Information

Full accounts to March 2022 - Post office income £76,673. Shop sales £48,368. Net profit £48,884.

Trading Hours

Monday - Friday 9am - 5.30pm. Saturday 9am - 12.30pm.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Matthew McFarlane

Business Agent

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E:matthew.mcfarlane@christie.com

Bristol



These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. July 2023

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